



CHOICE PROPERTIES

Estate Agents

7 Tennyson Avenue,
Mablethorpe, LN12 1HF

Price £175,000



Choice Properties are pleased to offer for sale this three bedroom semi detached house, situated on a quiet residential private road, within walking distance to both the local amenities and golden sandy beaches of Mablethorpe. Boasting ample off road parking, a privately enclosed garden and a generously proportioned layout, early viewing is most certainly advised.

Benefiting from a mains gas central heating system, the generously proportioned accommodation comprises:-

Entrance Hall

3'04" x 4'00"

Front uPVC door leading into the entrance hall; housing the wall mounted consumer unit, featuring stairs to the first floor and a door to the:

Reception Room

12'07" x 11'11"

Light and airy reception room benefiting from a TV aerial and telephone point.

Kitchen/Dining Room

16'10" x 9'05"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink drainer and mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, space for a freestanding fridge/freezer, partly tiled walls, ample space for a dining table, a built in under-stair storage cupboard and the kitchen/dining room also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Conservatory

6'05" x 6'06"

Benefiting from triple aspect windows, featuring a uPVC door to the garden and a polycarbonate roof.

Landing

9'04" x 2'05"

With doors to:

Bedroom 1

10'00" x 11'07"

Spacious double bedroom with a TV aerial.

Bedroom 2

10'01" x 9'06"

Double bedroom with loft access.

Bedroom 3

6'03" x 7'06"

Currently utilised as a dressing room.

Bathroom

3'05" x 10'09"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and double shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls.

Driveway

Providing off road parking. Please note that because the property is situated on a private road, the land opposite the property; is also on the title and therefore provides additionally off road parking.

Garden

To the rear of the property you will find a garden laid to lawn, privately enclosed with timber fencing to the boundaries. The rear garden additionally features a paved patio seating area, as well as a useful timber shed.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

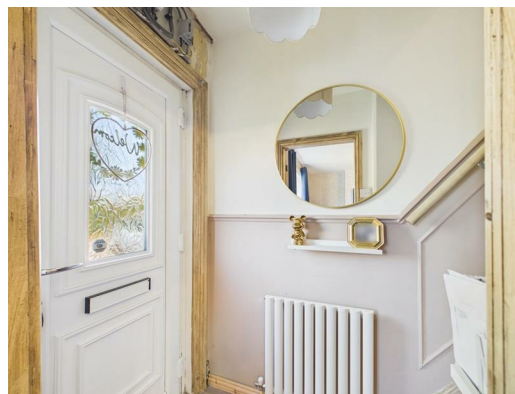
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

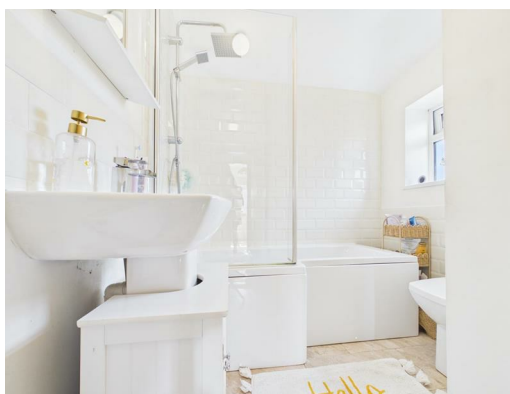
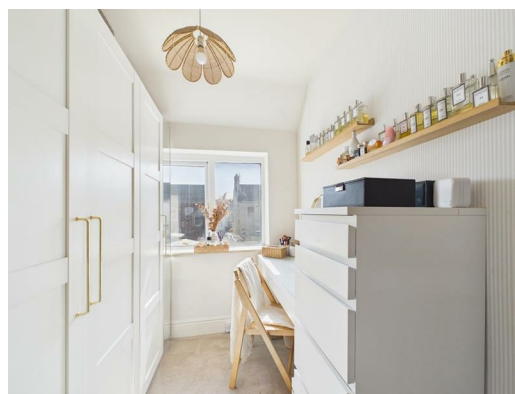
Council tax band

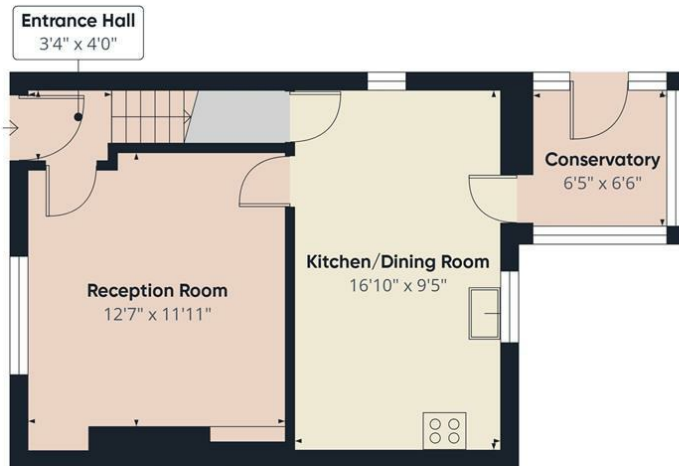
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0



Floor 1

Approximate total area⁽¹⁾
719 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then right onto Wellington Road. Take your first right onto Tennyson Road then left onto Tennyson Avenue, number 7 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

